126.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,196,700 / 1,196,700
					USE VALUE:	1,196,700 / 1,196,700
					ASSESSED:	1,196,700 / 1,196,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPAZIAN REBECCA--ETAL
Owner 2:	PAPAZIAN LINDA J & GREGORY
Owner 3:	
Street 1:	12 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .236 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3304 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10288.000	536,000	4,900	655,800	1,196,700
Total Card	0.236	536,000	4,900	655,800	1,196,700
Total Parcel	0.236	536,000	4,900	655,800	1,196,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.20 /Parcel: 362.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80888

GIS Ref

GIS Ref

Insp Date 01/06/18

!9739!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	536,000	4900	10,288.	655,800	1,196,700		Year end	12/23/2021
2021	104	FV	511,000	4900	10,288.	655,800	1,171,700		Year End Roll	12/10/2020
2020	104	FV	511,100	4900	10,288.	655,800	1,171,800	1,171,800	Year End Roll	12/18/2019
2019	104	FV	394,000	4900	10,288.	692,200	1,091,100	1,091,100	Year End Roll	1/3/2019
2018	104	FV	394,000	4900	10,288.	510,000	908,900	908,900	Year End Roll	12/20/2017
2017	104	FV	368,900	4900	10,288.	488,200	862,000	862,000	Year End Roll	1/3/2017
2016	104	FV	368,900	4900	10,288.	451,800	825,600	825,600	Year End	1/4/2016
2015	104	FV	327,800	4900	10,288.	378,900	711,600	711,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:32:35

LAST REV

Date	Time
07/26/21	07:57:15
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9739

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPAZIAN REBECC	1119-65		11/17/1993		1	No	No	A	

USER DEFINED

Prior Id # 1:	80888
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2017	453	New Wind	4,350	C				
9/6/2016	2141	New Wind	6,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2018	Inspected	BS	Barbara S
12/2/2017	MEAS&NOTICE	HS	Hanne S
11/3/2008	Meas/Inspect	163	PATRIOT
10/24/2000	Hearing N/C	201	PATRIOT
11/4/1999	Meas/Inspect	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10288		Sq. Ft.	Site		0	90.	0.71	10									655,774						655,800	

Total AC/HA:	0.23618	Total SF/SM:	10288	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	655,774	Spl Credit		Total:	655,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00377357
Const Adj.:	0.98990101
Adj $ / SQ:	178.855
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	776870
Depreciation:	240830
Depreciated Total:	536040

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	7	3	
Totals			
2	15	7	

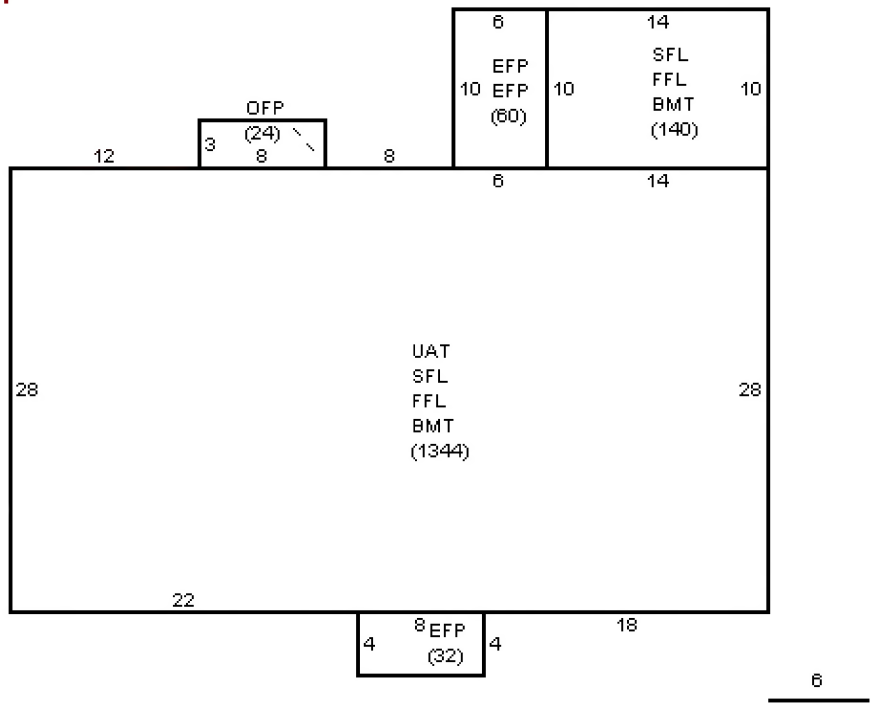
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.85
Special Features:	0	Val/Su Net:	107.98
Final Total:	536000	Val/Su SzAd	180.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,484	53.660	79,626
FFL	First Floor	1,484	178.850	265,420
SFL	Second Floor	1,484	178.850	265,420
UAT	Upper Attic	336	125.200	42,067
EFP	Enclos Porch	152	44.680	6,791
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	4,964			Total:	660,369
Size Ad	2968	Gross Area	5972	FinArea	3304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1925	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900